

To: City of Las Vegas Planning and Development Department

Fr: Tim Pangborn
Cheryl Lewis
2105 S. Tenaya Ave.
Las Vegas, NV 89117

Re: Variance request for Parcel 163-03-306-009

Zoning Designation: RE: Residential Estates

General Plan Designation: DR: Desert Rural

Special Planning Area: Rural Preservation

Justification Letter

We reside at 2105 S. Tenaya Way and are designated as desert rural, residential estates. We are located in the city but were annexed from the county so we do not have sidewalks or street lights. The residence is a 3607 sq.ft. single story house on a 31,363 sq.ft. lot. There is also a 1543 sq.ft. detached garage in the back of the property.

I am requesting a variance to allow me to add two 8'x20' storage units on my property. I did an extensive remodel on my residence and have construction material left (pallets of tile, grout, etc.) I plan to use these materials for future remodel projects on my home. I believe the storage units look neater than having pallets of material covered in tarps on my property and will protect these expensive materials properly. The 2 containers that are in question are located behind the detached garage in the rear of my property next to an identical one that is not in question for this application. They are not visible from Tenaya Ave. The top of the containers are also at the same elevation as my rear wall. The containers are painted to match the house and are well maintained. Our lot accommodates the storage units without any problem. If our house was slightly larger, which again the lot could accommodate, we would not be required to have a variance.

Three storage units exceed the 50% floor area requirements as per Las Vegas Zoning Code (Chapter 19.08.040.B.1.c) by 6% based on the following:

Main Residence – 3607 Sq.ft.

Detached Garage – 1543 sq.ft.

Storage Unit #1 - 160 sq.ft.

Storage Unit #2 - 160 sq.ft.

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Storage Unit #3 - 160 sq.ft.
Total - 2023 sq.ft.

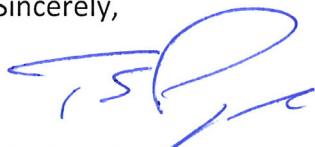
If we were to include the attached garage square footage of 815 sq.ft. as part of the principal dwelling calculation, we would be 4% under the requirements. The city building department could not find any written definition of principal dwelling so it is not clear whether we can use the square footage of our attached garage.

Main Residence - 3607 sq.ft.
Attached Garage - 815 sq.ft.
Total - 4422 sq.ft.

Detached Garage - 1543 sq.ft.
Storage Unit #1 - 160 sq.ft.
Storage Unit #2 - 160 sq.ft.
Storage Unit #3 - 160 sq.ft.
Total - 2023 sq.ft.

The code is based on primary dwelling size which is a disadvantage for homeowners with larger lots. We are asking for your consideration in the small increase in storage.

Sincerely,



Tim Pangborn
Cheryl Lewis

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